051.0	0004	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	933,000	/	933,000
USE VALUE:	933,000	/	933,000
ASSESSED:	933,000	/	933,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-6	COURT ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TREETOP ACQUISITION LLC
Owner 2:	
Owner 3:	
Street 1:	100 TOWER OFFICE PARK
Street 2:	SUITE I
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	URQUHART STEPHEN P--ETAL -
Owner 2:	URQUHART KATHERINE M -
Street 1:	4 COURT ST PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,090 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Asphalt Exterior and 4722 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6090.000	532,200		400,800	933,000
Total Card	0.140	532,200		400,800	933,000
Total Parcel	0.140	532,200		400,800	933,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 197.59 | /Parcel: 197.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 35580

GIS Ref

GIS Ref

Insp Date 10/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 051.0-0004-0008.A

!4281!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	532,700	0	6,090.	400,800	933,500	933,500	Year End Roll	12/18/2019
2019	105	FV	420,700	0	6,090.	400,800	821,500	821,500	Year End Roll	1/3/2019
2018	105	FV	420,700	0	6,090.	269,100	689,800	689,800	Year End Roll	12/20/2017
2017	105	FV	394,300	0	6,090.	257,700	652,000	652,000	Year End Roll	1/3/2017
2016	105	FV	394,300	0	6,090.	234,800	629,100	629,100	Year End	1/4/2016
2015	105	FV	350,900	0	6,090.	188,900	539,800	539,800	Year End Roll	12/11/2014
2014	105	FV	350,900	0	6,090.	168,900	519,800	519,800	Year End Roll	12/16/2013
2013	105	FV	365,300	0	6,090.	160,300	525,600	525,600		12/13/2012

PRINT

Date	Time
12/10/20	19:19:20

LAST REV

Date	Time
11/19/20	10:17:55

mmcmakin

4281

USER DEFINED

Prior Id # 1:	35580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
URQUHART STEPHE	75595-359	1	9/11/2020		1,450,000	No	No		
	13846-354		11/1/1979		50,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2020	1057	Add Bath	450,000	O				
9/9/2020	1058	Add Bath	330,000	O				
9/9/2020	1059	Add Bath	330,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/20/2009	Measured	197	PATRIOT
2/3/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
7/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6090		Sq. Ft.	Site		0	70.	0.94	11			Road Co	-5					400,797						400,800	

Total AC/HA: 0.13981 | Total SF/SM: 6090 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 400,797 | Spl Credit | Total: 400,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	11 - Asphalt		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	C - Com Locatio	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.87236339
Const Adj.:	0.90963966
Adj $ / SQ:	134.901
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	857049
Depreciation:	324821
Depreciated Total:	532227

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 18		BRs: 9			Baths: 3				HB		

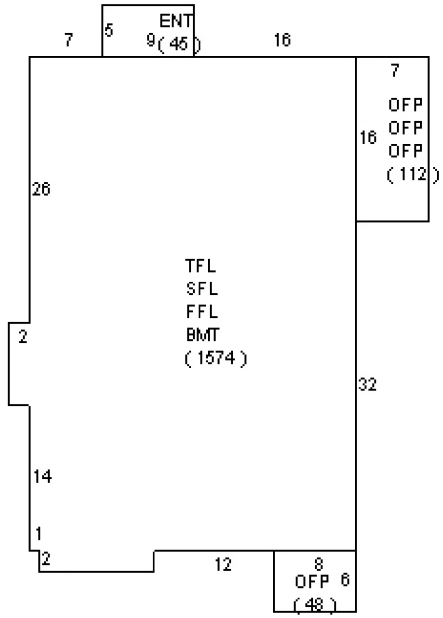
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	6	3	
Totals			
3	18	9	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,574	40.470	63,700
FFL	First Floor	1,574	134.900	212,334
SFL	Second Floor	1,574	134.900	212,334
TFL	Third Floor	1,574	134.900	212,334
OFP	Open Porch	384	18.920	7,264
ENT	ENTRY	45	24.010	1,081

Net Sketched Area:	6,725			Total:	709,047
Size Ad	4722	Gross Are	6725	FinArea	4722

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.90
Special Features:	0	Val/Su Net:	79.14
Final Total:	532200	Val/Su SzAd	112.71

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.0-0004-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1920	0.00	T	40.8	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	